Case 18-12808 Doc 1 Filed 05/01/18 Entered 05/01/18 12:14:01 Desc Main Document Page 1 of 30

Fill in this information to identify your case:			
United States Bankruptcy Court for the:			
NORTHERN DISTRICT OF ILLINOIS	_		
Case number (if known)	Chapter	11	
			☐ Check if this an amended filing

Official Form 201

Voluntary Petition for Non-Individuals Filing for Bankruptcy

4/16

If more space is needed, attach a separate sheet to this form. On the top of any additional pages, write the debtor's name and case number (if known). For more information, a separate document, *Instructions for Bankruptcy Forms for Non-Individuals*, is available.

1.	Debtor's name	RMWM Partners LLC	
2.	All other names debtor used in the last 8 years		
	Include any assumed names, trade names and doing business as names		
3.	Debtor's federal Employer Identification Number (EIN)	47-4969582	
4.	Debtor's address	Principal place of business	Mailing address, if different from principal place of business
		5629 W. Cermak Rd. Cicero, IL 60804	
		Number, Street, City, State & ZIP Code	P.O. Box, Number, Street, City, State & ZIP Code
		Cook County	Location of principal assets, if different from principal place of business
		County	1460-70 Golf Rd. Rolling Meadows, IL
			Number, Street, City, State & ZIP Code
5.	Debtor's website (URL)		
6.	Type of debtor	Corporation (including Limited Liability Compar	y (LLC) and Limited Liability Partnership (LLP))
		☐ Partnership (excluding LLP)	
		☐ Other. Specify:	

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ebtor	RMWM	Partners	11
	IZIALAAIAI	ı aıtııcı ə	

Debt	or RMWM Partners LLC			Case	number (if known)	
	Name					
7.	Describe debtor's business	A. Check one:				
٠.	Describe debior 5 business		oo (oo dofinad in 11 II	C C S 404/27A\\		
		☐ Health Care Busine				
		☐ Single Asset Real E	•	- , ,)	
		Railroad (as defined	- ,			
		☐ Stockbroker (as def	_	, ,,		
		☐ Commodity Broker	(as defined in 11 U.S.0	C. § 101(6))		
		☐ Clearing Bank (as o	defined in 11 U.S.C. §	781(3))		
		■ None of the above				
		B. Check all that apply				
		☐ Tax-exempt entity (a	as described in 26 U.S.	.C. §501)		
		• • •		= ,	nent vehicle (as defined in 15 U.S.C. §80a-3)	
		☐ Investment advisor			3,	
			,	0 (// //		
			ican Industry Classifica ourts.gov/four-digit-nat		t code that best describes debtor.	
			sarto.gov/roar aigit mat	ional adoddiation ne		
8.	Under which chapter of the Bankruptcy Code is the	Check one:				
	debtor filing?	☐ Chapter 7				
		☐ Chapter 9				
		■ Chapter 11. Check	all that apply:			
					dated debts (excluding debts owed to insiders or affilia act to adjustment on 4/01/19 and every 3 years after t	
			business debtor, att	ach the most recent eral income tax retur	s defined in 11 U.S.C. § 101(51D). If the debtor is a stall balance sheet, statement of operations, cash-flow n or if all of these documents do not exist, follow the	small
			A plan is being filed	- ,,,,		
			,	·	prepetition from one or more classes of creditors, in	
		_	accordance with 11	U.S.C. § 1126(b).		
			Exchange Commiss	sion according to § ′ ntary Petition for No	ports (for example, 10K and 10Q) with the Securities 3 or 15(d) of the Securities Exchange Act of 1934. Findividuals Filing for Bankruptcy under Chapter 11	
			The debtor is a shel	I company as define	ed in the Securities Exchange Act of 1934 Rule 12b-2	2.
		☐ Chapter 12				
9.	Were prior bankruptcy	■ No.				
	cases filed by or against the debtor within the last 8	☐ Yes.				
	years?					
	If more than 2 cases, attach a separate list.	District		When	Case number	
	ooparato non	 District			Case number	
10.	Are any bankruptcy cases	■ No				
	pending or being filed by a business partner or an affiliate of the debtor?	☐ Yes.				
	List all cases. If more than 1,					
	attach a separate list	Debtor			Relationship	

District _

When _____ Case number, if known ____

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Deb	tor RMWM Partners L	LC	Documen	Case number (if known	n)	
	Name					
11.	Why is the case filed in this district?	Check all that	apply:			
				ipal place of business, or principal assets or for a longer part of such 180 days than		
		☐ A bankr	uptcy case concerning de	btor's affiliate, general partner, or partners	ship is pending in this district.	
12.	Does the debtor own or have possession of any	■ No				
	real property or personal property that needs	☐ Yes. Ans	wer below for each proper	ty that needs immediate attention. Attach	additional sheets if needed.	
	immediate attention?	Why	does the property need	d immediate attention? (Check all that a	oply.)	
		□ It	poses or is alleged to po	se a threat of imminent and identifiable ha	zard to public health or safety.	
		W	hat is the hazard?			
		□ It	needs to be physically se	ecured or protected from the weather.		
			☐ It includes perishable goods or assets that could quickly deteriorate or lose value without attention (for example, livestock, seasonal goods, meat, dairy, produce, or securities-related assets or other options).			
☐ Other						
Where is the property?						
				Number, Street, City, State & ZIP Code		
		ls th	e property insured?			
			lo			
		□Y	es. Insurance agency			
			Contact name			
			Phone			
	Statistical and admir	nietrativa inform	otion			
42						
13.	Debtor's estimation of available funds	. Check				
		■ Fun	ds will be available for dis	stribution to unsecured creditors.		
		☐ Afte	er any administrative expe	nses are paid, no funds will be available t	o unsecured creditors.	
14.	Estimated number of	■ 1-49		1 ,000-5,000	1 25,001-50,000	
	creditors	□ 50-99		5 001-10,000	□ 50,001-100,000	
		□ 100-199		□ 10,001-25,000	☐ More than100,000	
		□ 200-999				
15.	Estimated Assets	□ \$0 - \$50,00	0	☐ \$1,000,001 - \$10 million	□ \$500,000,001 - \$1 billion	
		□ \$50,001 - \$	100,000	■ \$10,000,001 - \$50 million	☐ \$1,000,000,001 - \$10 billion	
		□ \$100,001 -		☐ \$50,000,001 - \$100 million	□ \$10,000,000,001 - \$50 billion	
		□ \$500,001 -	\$1 million	□ \$100,000,001 - \$500 million	☐ More than \$50 billion	
16.	Estimated liabilities	□ \$0 - \$50,00	0	☐ \$1,000,001 - \$10 million	☐ \$500,000,001 - \$1 billion	
		5 50,001 - \$		■ \$10,000,001 - \$50 million	☐ \$1,000,000,001 - \$10 billion	
		□ \$100,001 -	\$500,000	☐ \$50,000,001 - \$100 million	☐ \$10,000,000,001 - \$50 billion	

□ \$100,000,001 - \$500 million

□ \$500,001 - \$1 million

☐ More than \$50 billion

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LL<u>C</u>

Request for Relief, Declaration, and Signatures

Jebioi	KIVIVVIVI	Partners	L
	Name		

WARNING -- Bankruptcy fraud is a serious crime. Making a false statement in connection with a bankruptcy case can result in fines up to \$500,000 or imprisonment for up to 20 years, or both. 18 U.S.C. §§ 152, 1341, 1519, and 3571.

17.	Declaration and signature
	of authorized
	representative of debtor

The debtor requests relief in accordance with the chapter of title 11, United States Code, specified in this petition.

I have been authorized to file this petition on behalf of the debtor.

I have examined the information in this petition and have a reasonable belief that the information is trued and correct.

I declare under penalty of perjury that the foregoing is true and correct.

May 1, 2018 MM / DD / YYYY Executed on

X	/s/ G	us Dahleh	Gus Dahleh		
	Signature of authorized representative of debtor		Printed name		
	Title	Manager			

18. Signature of attorney

	Date May 1, 2018	
	MM / DD / YYYY	
Email address	info@davidlloydlaw.com	
	Email address	

6183542 IL Bar number and State

Voluntary Petition for Non-Individuals Filing for Bankruptcy

Fill in this informa	tion to identify the	case:			
Debtor name RN	// // // // // // // // // // // // //	С			
United States Bank	ruptcy Court for the:	NORTHERN DISTRICT OF	ILLINOIS		
Case number (if kno	wn)				☐ Check if this is an amended filing
Official Form Declaration		Penalty of Per	jury for Non-In	dividual I	Debtors 12/15
form for the sched amendments of the and the date. Bank WARNING Bankr connection with a I 1519, and 3571.	ules of assets and I ose documents. Thi cruptcy Rules 1008 uptcy fraud is a ser	iabilities, any other docume s form must state the individ and 9011. ious crime. Making a false s n result in fines up to \$500,0	al debtor, such as a corporatint that requires a declaration lual's position or relationship statement, concealing proper 00 or imprisonment for up to	that is not include to to the debtor, the ty, or obtaining mo	ed in the document, and any identity of the document, oney or property by fraud in
•		or an authorized agent of the ve of the debtor in this case.	corporation; a member or an au	uthorized agent of the	ne partnership; or another
I have examin	ed the information in	the documents checked below	v and I have a reasonable belie	ef that the information	on is true and correct:
Sche Sche Sche Sche Sche Sche Chapte	dule D: Creditors WI dule E/F: Creditors V dule G: Executory C dule H: Codebtors (C mary of Assets and L nded Schedule	iabilities for Non-Individuals (C Cases: List of Creditors Who H	operty (Official Form 206D) Official Form 206E/F) s (Official Form 206G)	Claims and Are No	t Insiders (Official Form 204)
I declare unde	er penalty of perjury t	hat the foregoing is true and c	orrect.		
Executed on	May 1, 2018	X /s/ Gus Da	hleh		
			individual signing on behalf of	debtor	
		Gus Dahle Printed name			

Official Form 202

Manager

Position or relationship to debtor

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Fill in this information to identify the case:	
Debtor name RMWM Partners LLC	
United States Bankruptcy Court for the: NORTHERN DISTRICT OF ILLINOIS	☐ Check if this is an
Case number (if known):	amended filing

Official Form 204

Chapter 11 or Chapter 9 Cases: List of Creditors Who Have the 20 Largest Unsecured Claims and Are Not Insiders

A list of creditors holding the 20 largest unsecured claims must be filed in a Chapter 11 or Chapter 9 case. Include claims which the debtor disputes. Do not include claims by any person or entity who is an insider, as defined in 11 U.S.C. § 101(31). Also, do not include claims by secured creditors, unless the unsecured claim resulting from inadequate collateral value places the creditor among the holders of the 20 largest unsecured claims.

comp	e of creditor and blete mailing address, ding zip code	 Nature of claim (for example, trade debts, bank loans, professional services, and government contracts)	Indicate if claim is contingent, unliquidated, or disputed	claim is partially secure value of collateral or set Total claim, if	cured, fill in only unsecur d, fill in total claim amour toff to calculate unsecure Deduction for value of collateral or setoff	t and deduction for
-NOI	NE-					

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Fill in this information to identify the case:

Debtor name RMWM Partners LLC

United States Bankruptcy Court for the: NORTHERN DISTRICT OF ILLINOIS

Case number (if known) _____ Check if this is an amended filling

Official Form 206Sum

Summary of Assets and Liabilities for Non-Individuals

12/15

			,
Par	Summary of Assets		
1.	Schedule A/B: Assets-Real and Personal Property (Official Form 206A/B)		
	1a. Real property: Copy line 88 from Schedule A/B	\$_	24,300,000.00
	1b. Total personal property: Copy line 91A from <i>Schedule A/B</i>	\$_	0.00
	1c. Total of all property: Copy line 92 from <i>Schedule A/B.</i>	\$_	24,300,000.00
Par	2: Summary of Liabilities		
2.	Schedule D: Creditors Who Have Claims Secured by Property (Official Form 206D) Copy the total dollar amount listed in Column A, Amount of claim, from line 3 of Schedule D	\$_	21,181,569.00
3.	Schedule E/F: Creditors Who Have Unsecured Claims (Official Form 206E/F)		
	3a. Total claim amounts of priority unsecured claims: Copy the total claims from Part 1 from line 5a of Schedule E/F	\$_	0.00
	3b. Total amount of claims of nonpriority amount of unsecured claims: Copy the total of the amount of claims from Part 2 from line 5b of Schedule E/F	+\$_	0.00
4.	Total liabilities Lines 2 + 3a + 3b	\$	21,181,569.00

	Case 18-12808	Doc 1	Filed 05/01/18 Document	Entered 05/01/18 12:14:01 Page 8 of 30	Desc Main
Fill in this i	nformation to identify the	e case:			
Debtor name	e RMWM Partners L	LC			
United State	es Bankruptcy Court for the	: NORTHE	ERN DISTRICT OF ILLIN	IOIS	
	. ,				
Case numbe	er (if known)				☐ Check if this is an
					amended filing
Officia	I Form 206A/	В			
Sched	lule A/B: Ass	ets - I	Real and Pe	rsonal Property	12/15
Include all p which have or unexpired Be as comp the debtor's	roperty in which the deb no book value, such as f d leases. Also list them o lete and accurate as pos name and case number	tor holds rigully depreci on <i>Schedule</i> sible. If mor (if known).	ints and powers exerci ated assets or assets the G: Executory Contract e space is needed, atta Also identify the form a	hich the debtor has any other legal, equit sable for the debtor's own benefit. Also it hat were not capitalized. In Schedule A/B is and Unexpired Leases (Official Form 20 och a separate sheet to this form. At the total line number to which the additional in the total for the pertinent part.	include assets and properties i, list any executory contracts D6G). op of any pages added, write
For Part 1 t	hrough Part 11, list each r depreciation schedule,	asset unde that gives tl	r the appropriate categ	ory or attach separate supporting sched et in a particular category. List each asse enstructions to understand the terms used	t only once. In valuing the
Part 1:	Cash and cash equivale		dica diamid. Occ inc ii		THI UNO TOTAL
1. Does the	debtor have any cash or	cash equiva	lents?		
■ No. G	io to Part 2.				
	Il in the information below.				
All cash	or cash equivalents own	ed or contro	olled by the debtor		Current value of debtor's interest
Part 2:	Deposits and Prepayme	nts			
	debtor have any deposits		nents?		
■ No. C	io to Part 3.				
_	III in the information below.				
Part 3:	Accounts receivable				
10. Does the	e debtor have any accour	nts receivab	le?		
■ No. G	io to Part 4.				
☐ Yes Fi	II in the information below.				
Part 4:	Investments				
	debtor own any investn	nents?			
■ Na C	to to Dow C				
	o to Part 5. Il in the information below.				
Part 5:	Inventory, excluding ag				
18. Does the	e debtor own any invento	ry (excludin	g agriculture assets)?		
■ No. G	o to Part 6.				

27. Does the debtor own or lease any farming and fishing-related assets (other than titled motor vehicles and land)?

Farming and fishing-related assets (other than titled motor vehicles and land)

■ No. Go to Part 7.

 \square Yes Fill in the information below.

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Debtor	RMWM Partners LLC			Case	number (If known)	
□ Ye	es Fill in the information below.					
Part 7:	Office furniture, fixtures, s the debtor own or lease any				?	
	•	onice runi	nuic, fixtures, equip	ment, or concendies	•	
	o. Go to Part 8. es Fill in the information below.					
Part 8:	Machinery, equipment, a					
46. Doe s	s the debtor own or lease any	machinery	, equipment, or vehi	cles?		
	o. Go to Part 9. es Fill in the information below.					
Part 9:	Real property					
54. Doe s	s the debtor own or lease any	real prope	rty?			
	o. Go to Part 10. es Fill in the information below.					
55.	Any building, other improve	d real estat	e, or land which the	debtor owns or in w	hich the debtor has an i	nterest
	Description and location of property Include street address or othe description such as Assessor Parcel Number (APN), and typo f property (for example, acreage, factory, warehouse, apartment or office building, if available.	exter dek	ent of de	et book value of ebtor's interest /here available)	Valuation method use for current value	ed Current value of debtor's interest
	1460-70 Golf Rd. Rolling Meadows I	L Fee	e simple	\$0.00		\$24,300,000.00
56.	Total of Part 9. Add the current value on lines Copy the total to line 88.	55.1 throug	h 55.6 and entries fro	m any additional shee	ots.	\$24,300,000.00
57.	Is a depreciation schedule a ■ No □ Yes	vailable for	any of the property	listed in Part 9?		
58.	Has any of the property lists ■ No □ Yes	ed in Part 9	been appraised by a	professional within	the last year?	
Part 10:		ual property	v			
	s the debtor have any interest		•	property?		
	o. Go to Part 11. es Fill in the information below.					
Part 11:	All other assets					

70. Does the debtor own any other assets that have not yet been reported on this form?

Include all interests in executory contracts and unexpired leases not previously reported on this form.

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Debtor	RMWM Partners LLC	Case number (If known)	
	• • •	· · · · · · · · · · · · · · · · · · ·	

Name

■ No. Go to Part 12.

☐ Yes Fill in the information below.

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Debtor RMWM Partners LLC Case number (If known)

Name

Part 12: Summary

Part 12 copy all of the totals from the earlier parts of the form		
Type of property	Current value of personal property	Current value of real property
Cash, cash equivalents, and financial assets. Copy line 5, Part 1	\$0.00	
. Deposits and prepayments. Copy line 9, Part 2.	\$0.00	
. Accounts receivable. Copy line 12, Part 3.	\$0.00	
. Investments. Copy line 17, Part 4.	\$0.00	
. Inventory. Copy line 23, Part 5.	\$0.00	
. Farming and fishing-related assets. Copy line 33, Part 6.	\$0.00	
Office furniture, fixtures, and equipment; and collectibles. Copy line 43, Part 7.	\$0.00	
. Machinery, equipment, and vehicles. Copy line 51, Part 8.	\$0.00	
. Real property. Copy line 56, Part 9	>	\$24,300,000.00
. Intangibles and intellectual property. Copy line 66, Part 10.	\$0.00	
. All other assets. Copy line 78, Part 11.	+\$0.00	
. Total. Add lines 80 through 90 for each column	\$0.00	+ 91b. \$24,300,000.00
. Total of all property on Schedule A/B. Add lines 91a+91b=92		\$24,300,000.0

Case 18-12808 Doc 1 Filed 05/01/18 Entered 05/01/18 12:14:01 Desc Main Document Page 12 of 30 Fill in this information to identify the case: Debtor name **RMWM Partners LLC** United States Bankruptcy Court for the: NORTHERN DISTRICT OF ILLINOIS Case number (if known) ☐ Check if this is an amended filing Official Form 206D Schedule D: Creditors Who Have Claims Secured by Property 12/15 Be as complete and accurate as possible 1. Do any creditors have claims secured by debtor's property? ☐ No. Check this box and submit page 1 of this form to the court with debtor's other schedules. Debtor has nothing else to report on this form. Yes. Fill in all of the information below. Part 1: List Creditors Who Have Secured Claims Column A Column B 2. List in alphabetical order all creditors who have secured claims. If a creditor has more than one secured claim, list the creditor separately for each claim. Amount of claim Value of collateral that supports this Do not deduct the value of collateral. \$1,800,000.00 2.1 BrightSpot, LLC Describe debtor's property that is subject to a lien \$24,300,000.00 Creditor's Name 1460-70 Golf Rd. c/o Stahl, Cowen, Crowley, Rolling Meadows IL Addis 55 W. Monroe St., Suite 1200 Chicago, IL 60603 Creditor's mailing address Describe the lien Junior mortgage Is the creditor an insider or related party? ■ No Creditor's email address, if known ☐ Yes Is anyone else liable on this claim? Date debt was incurred Yes. Fill out Schedule H: Codebtors (Official Form 206H) Last 4 digits of account number Do multiple creditors have an As of the petition filing date, the claim is: Check all that apply interest in the same property? □ No ☐ Contingent ☐ Unliquidated Yes. Specify each creditor, including this creditor and its relative □ Disputed 1. Timber Creek Mortgage Servicing, In 2. BrightSpot, LLC Timber Creek Mortgage \$19,381,569.00 \$24,300,000.00 Servicing, In Describe debtor's property that is subject to a lien Creditor's Name 1460-70 Golf Rd. c/o Chapman & Cutler LLP **Rolling Meadows IL** 111 W. Monroe St. Chicago, IL 60603

Servicing, In

Creditor's Name

c/o Chapman & Cutler LLP
111 W. Monroe St.
Chicago, IL 60603

Creditor's mailing address

Describe debtor's property that is subject to a lien

1460-70 Golf Rd.
Rolling Meadows IL

Describe the lien

Mortgage

Is the creditor an insider or related party?

No

Creditor's email address, if known

Date debt was incurred

Describe the lien

Mortgage

Is the creditor an insider or related party?

No

Yes
Is anyone else liable on this claim?

No

Yes. Fill out Schedule H: Codebtors (Official Form 206H)

Schedule D: Creditors Who Have Claims Secured by Property

Official Form 206D

Page 13 of 30 Document Debtor Case number (if know) **RMWM Partners LLC** Last 4 digits of account number Do multiple creditors have an As of the petition filing date, the claim is: Check all that apply interest in the same property? ☐ Contingent ☐ No ☐ Unliquidated Yes. Specify each creditor, including this creditor and its relative ☐ Disputed priority. Specified on line 2.1 \$21,181,569. Total of the dollar amounts from Part 1, Column A, including the amounts from the Additional Page, if any. 00 Part 2: List Others to Be Notified for a Debt Already Listed in Part 1 List in alphabetical order any others who must be notified for a debt already listed in Part 1. Examples of entities that may be listed are collection agencies, assignees of claims listed above, and attorneys for secured creditors. If no others need to notified for the debts listed in Part 1, do not fill out or submit this page. If additional pages are needed, copy this page.

Entered 05/01/18 12:14:01

On which line in Part 1 did

you enter the related creditor?

Desc Main

Last 4 digits of

account number for this entity

Filed 05/01/18

Case 18-12808

Name and address

Doc 1

Case 18-12808 Doc 1 Filed 05/01/18 Entered 05/01/18 12:14:01 Desc Main Document Page 14 of 30 Fill in this information to identify the case: Debtor name **RMWM Partners LLC** United States Bankruptcy Court for the: NORTHERN DISTRICT OF ILLINOIS Case number (if known) ☐ Check if this is an amended filing Official Form 206E/F Schedule E/F: Creditors Who Have Unsecured Claims 12/15 Be as complete and accurate as possible. Use Part 1 for creditors with PRIORITY unsecured claims and Part 2 for creditors with NONPRIORITY unsecured claims. List the other party to any executory contracts or unexpired leases that could result in a claim. Also list executory contracts on Schedule A/B: Assets - Real and Personal Property (Official Form 206A/B) and on Schedule G: Executory Contracts and Unexpired Leases (Official Form 206G). Number the entries in Parts 1 and 2 in the boxes on the left. If more space is needed for Part 1 or Part 2, fill out and attach the Additional Page of that Part included in this form. Part 1: List All Creditors with PRIORITY Unsecured Claims 1. Do any creditors have priority unsecured claims? (See 11 U.S.C. § 507). No. Go to Part 2. ☐ Yes. Go to line 2. Part 2: List All Creditors with NONPRIORITY Unsecured Claims 3. List in alphabetical order all of the creditors with nonpriority unsecured claims. If the debtor has more than 6 creditors with nonpriority unsecured claims, fill out and attach the Additional Page of Part 2. Nonpriority creditor's name and mailing address 3.1 As of the petition filing date, the claim is: Check all that apply. ☐ Contingent ■ Unliquidated Date or dates debt was incurred _ ☐ Disputed Last 4 digits of account number _ Basis for the claim: Is the claim subject to offset? \square No \square Yes Part 3: List Others to Be Notified About Unsecured Claims

4. List in alphabetical order any others who must be notified for claims listed in Parts 1 and 2. Examples of entities that may be listed are collection agencies, assignees of claims listed above, and attorneys for unsecured creditors.

If no others need to be notified for the debts listed in Parts 1 and 2, do not fill out or submit this page. If additional pages are needed, copy the next page.

Name and mailing address

On which line in Part1 or Part 2 is the related creditor (if any) listed?

Last 4 digits of account number, if any

Part 4: Total Amounts of the Priority and Nonpriority Unsecured Claims

- 5. Add the amounts of priority and nonpriority unsecured claims.
- 5a. Total claims from Part 1
- 5b. Total claims from Part 2
- **5c. Total of Parts 1 and 2** Lines 5a + 5b = 5c.

			Total of claim amounts		
5a.		\$		0.00	
5b.	+	\$		0.00	
5c.		\$		0.0	0
5C.		۵.		0.0	_

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		Document	Page 15 of 30	<u>-</u>
Fill in	this information to identify the case:			
Debto	name RMWM Partners LLC			
United	States Bankruptcy Court for the: NOF	RTHERN DISTRICT OF ILL	INOIS	
Case r	number (if known)			
				☐ Check if this is an amended filing
Offic	cial Form 206G			
Sch	edule G: Executory C	ontracts and U	Inexpired Leases	12/15
Be as o	complete and accurate as possible. If	more space is needed, co	ppy and attach the additional page, nu	mber the entries consecutively.
		th the debtor's other schedu	es? ules. There is nothing else to report on the sare listed on Schedule A/B: Assets - F	
`	,			
2. Lis	t all contracts and unexpired leas	es	State the name and mailing add whom the debtor has an execute lease	
2.1.	State what the contract or lease is for and the nature of the debtor's interest	Shopping center lease	9	
	State the term remaining		Wal-Mart	
	List the contract number of any government contract		PO Box 4956 Oakbrook, IL 60522	

Case 18-12808 Doc 1 Filed 05/01/18 Entered 05/01/18 12:14:01 Desc Main Page 16 of 30 Document Fill in this information to identify the case: Debtor name **RMWM Partners LLC** United States Bankruptcy Court for the: NORTHERN DISTRICT OF ILLINOIS Case number (if known) ☐ Check if this is an amended filing Official Form 206H **Schedule H: Your Codebtors** 12/15 Be as complete and accurate as possible. If more space is needed, copy the Additional Page, numbering the entries consecutively. Attach the Additional Page to this page. 1. Do you have any codebtors? □ No. Check this box and submit this form to the court with the debtor's other schedules. Nothing else needs to be reported on this form. Yes 2. In Column 1, list as codebtors all of the people or entities who are also liable for any debts listed by the debtor in the schedules of creditors, Schedules D-G. Include all guarantors and co-obligors. In Column 2, identify the creditor to whom the debt is owed and each schedule on which the creditor is listed. If the codebtor is liable on a debt to more than one creditor, list each creditor separately in Column 2. Column 1: Codebtor Column 2: Creditor Name **Mailing Address** Name Check all schedules that apply: 2.1 **Gus Dahleh Timber Creek** ■ D 2.2 Mortgage Servicing, □ E/F _____ ln □G

BrightSpot, LLC

Schedule H: Your Codebtors

2.2

Gus Dahleh

■ D

2.1 □ E/F ____ □ G ____

	III in this information to identify the coope					
	Il in this information to identify the case:					
	nited States Bankruptcy Court for the: NORTHER	N DISTRICT OF ILL INOIS	 }		-	
	ase number (if known)	TO THE TOTAL	,		-	
Ca	ase number (ii known)					Check if this is an amended filing
Oi	fficial Form 207					
	tatement of Financial Affairs f				<u> </u>	
	e debtor must answer every question. If more sp ite the debtor's name and case number (if know		separate she	eet to this form.	On the top of	any additional pages,
Pa	art 1: Income					
1.	Gross revenue from business					
	☐ None.					
	Identify the beginning and ending dates of th which may be a calendar year	e debtor's fiscal year,		of revenue that apply		Gross revenue (before deductions and exclusions)
	From the beginning of the fiscal year to	filing date:	☐ Opera	ting a business		\$770,000.00
	From 1/01/2018 to Filing Date		Other	Rent		
	For prior year: From 1/01/2017 to 12/31/2017		☐ Opera ■ Other	ting a business Rent		\$2,320,000.00
	For year before that:		□ Opera	ting a business		\$2,320,000.00
	From 1/01/2016 to 12/31/2016		Other	· ·		V 2,020,000.00
	Non-business revenue Include revenue regardless of whether that revenu and royalties. List each source and the gross rever					ney collected from lawsuits
	■ None.					
			Descripti	on of sources o	f revenue	Gross revenue from each source (before deductions and exclusions)
Pa	art 2: List Certain Transfers Made Before Filin	g for Bankruptcy				
	Certain payments or transfers to creditors with List payments or transfersincluding expense reim filing this case unless the aggregate value of all proand every 3 years after that with respect to cases f	bursementsto any credit operty transferred to that o	or, other than creditor is less	s than \$6,425. (Th		
	None.				_	
	Creditor's Name and Address	Dates	Total a	mount of value	Reasons for Check all th	r payment or transfer at apply

4. Payments or other transfers of property made within 1 year before filing this case that benefited any insider

List payments or transfers, including expense reimbursements, made within 1 year before filing this case on debts owed to an insider or guaranteed or cosigned by an insider unless the aggregate value of all property transferred to or for the benefit of the insider is less than \$6,425. (This amount

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Case number (if known) Document

Debtor **RMWM Partners LLC**

	may be adjusted on 4/01/19 and every 3 years after that with respect to cases filed on or after the date of adjustment.) Do not include any payments listed in line 3. <i>Insiders</i> include officers, directors, and anyone in control of a corporate debtor and their relatives; general partners of a partnership debtor and their relatives; affiliates of the debtor and insiders of such affiliates; and any managing agent of the debtor. 11 U.S.C. § 101(31).							
	■ No	ne.						
		ler's name and address tionship to debtor		Dates	Total amount of value	Reasons for p	payment or transfer	
5.	List all	sessions, foreclosures, and returns property of the debtor that was obtain losure sale, transferred by a deed in li	ed by a credit					
			D 'l'	(d) - Duananta		Dete	Value of sures and	
	Cred	itor's name and address	Describ	e of the Property		Date	Value of property	
6.		s y creditor, including a bank or financia debtor without permission or refused to						
	■ No	ne						
	Cred	litor's name and address	Descrip	tion of the action	creditor took	Date action was taken	Amount	
P	art 3:	Legal Actions or Assignments						
7.	List the	actions, administrative proceedings legal actions, proceedings, investigate capacity—within 1 year before filing the one.	tions, arbitrati				the debtor was involved	
		Case title Case number	Nature o		Court or agency's name ar address	nd Status of	case	
	7.1.	Timbercreek Mortgage Servicing, Inc., v. RMWM Partners LLC et al. 17 cv 00610	Foreclo		District Court for the N. Ilinois	D. ■ Pend □ On ap □ Conc	ppeal	
8.	List any	nments and receivership y property in the hands of an assignee r, custodian, or other court-appointed one				this case and any p	property in the hands of a	

Part 4: Certain Gifts and Charitable Contributions

9. List all gifts or charitable contributions the debtor gave to a recipient within 2 years before filing this case unless the aggregate value of the gifts to that recipient is less than \$1,000

None

Recipient's name and address Description of the gifts or contributions Value Dates given

Part 5: Certain Losses

10. All losses from fire, theft, or other casualty within 1 year before filing this case.

■ None

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Debtor RMWM Partners LLC

> Description of the property lost and Amount of payments received for the loss **Dates of loss** Value of property how the loss occurred lost If you have received payments to cover the loss, for example, from insurance, government compensation, or tort liability, list the total received. List unpaid claims on Official Form 106A/B (Schedule A/B: Assets - Real and Personal Property).

Part 6: Certain Payments or Transfers

11. Payments related to bankruptcy

List any payments of money or other transfers of property made by the debtor or person acting on behalf of the debtor within 1 year before the filing of this case to another person or entity, including attorneys, that the debtor consulted about debt consolidation or restructuring, seeking bankruptcy relief, or filing a bankruptcy case.

☐ None.

Who was paid or who received If not money, describe any property transferred **Dates** Total amount or the transfer? value **Address** 11.1. David P. Lloyd, Ltd. Attorney Fees of \$10,000.00 & Filing Fee of 615B S. LaGrange Rd. \$1,717.00 4/30/18 \$11,717.00 La Grange, IL 60525 **Email or website address** info@davidlloydlaw.com Who made the payment, if not debtor?

12. Self-settled trusts of which the debtor is a beneficiary

List any payments or transfers of property made by the debtor or a person acting on behalf of the debtor within 10 years before the filing of this case to a self-settled trust or similar device.

Do not include transfers already listed on this statement.

None.

Name of trust or device Describe any property transferred **Dates transfers** Total amount or were made value

13. Transfers not already listed on this statement

List any transfers of money or other property by sale, trade, or any other means made by the debtor or a person acting on behalf of the debtor within 2 years before the filing of this case to another person, other than property transferred in the ordinary course of business or financial affairs. Include both outright transfers and transfers made as security. Do not include gifts or transfers previously listed on this statement.

■ None.

Who received transfer? Description of property transferred or Date transfer Total amount or Address payments received or debts paid in exchange was made value

Part 7: Previous Locations

14. Previous addresses

List all previous addresses used by the debtor within 3 years before filing this case and the dates the addresses were used.

Does not apply

Address Dates of occupancy From-To

Part 8: Health Care Bankruptcies

15. Health Care bankruptcies

Is the debtor primarily engaged in offering services and facilities for:

- diagnosing or treating injury, deformity, or disease, or

Document Page 20 of 30 ase number (if known) Debtor **RMWM Partners LLC** - providing any surgical, psychiatric, drug treatment, or obstetric care? No. Go to Part 9. Yes. Fill in the information below. Facility name and address Nature of the business operation, including type of services If debtor provides meals the debtor provides and housing, number of patients in debtor's care Part 9: Personally Identifiable Information 16. Does the debtor collect and retain personally identifiable information of customers? No. Yes. State the nature of the information collected and retained. 17. Within 6 years before filing this case, have any employees of the debtor been participants in any ERISA, 401(k), 403(b), or other pension or profit-sharing plan made available by the debtor as an employee benefit? No. Go to Part 10. Yes. Does the debtor serve as plan administrator? Part 10: Certain Financial Accounts, Safe Deposit Boxes, and Storage Units 18. Closed financial accounts Within 1 year before filing this case, were any financial accounts or instruments held in the debtor's name, or for the debtor's benefit, closed, sold, moved, or transferred? Include checking, savings, money market, or other financial accounts; certificates of deposit; and shares in banks, credit unions, brokerage houses, cooperatives, associations, and other financial institutions. ■ None Financial Institution name and Last 4 digits of Type of account or Date account was Last balance Address account number closed, sold, before closing or instrument moved, or transfer transferred 19. Safe deposit boxes List any safe deposit box or other depository for securities, cash, or other valuables the debtor now has or did have within 1 year before filing this case. ■ None Depository institution name and address Names of anyone with Description of the contents Do you still access to it have it? **Address** 20. Off-premises storage List any property kept in storage units or warehouses within 1 year before filing this case. Do not include facilities that are in a part of a building in which the debtor does business. None Names of anyone with Facility name and address Description of the contents Do you still access to it have it? Part 11: Property the Debtor Holds or Controls That the Debtor Does Not Own 21. Property held for another

■ None

List any property that the debtor holds or controls that another entity owns. Include any property borrowed from, being stored for, or held in trust. Do

Best Case Bankruptcy

not list leased or rented property.

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Debtor **RMWM Partners LLC**

Part 12:	Details	About	Environment	Information
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For the purpose of Part 12, the following definitions apply:

Environmental law means any statute or governmental regulation that concerns pollution, contamination, or hazardous material, regardless of the medium affected (air, land, water, or any other medium).

Site means any location, facility, or property, including disposal sites, that the debtor now owns, operates, or utilizes or that the debtor formerly

	owned, operated, or diffized.								
	Hazardous material means anything that an environmental law defines as hazardous or toxic, or describes as a pollutant, contaminant, or a similarly harmful substance.								
Rep	port all notices, releases, and proceeding	s known, regardless of when they occurre	d.						
22.	. Has the debtor been a party in any judio	ial or administrative proceeding under any	y environmental law? Include settlen	nents and orders.					
	No.Yes. Provide details below.								
	Case title Case number	Court or agency name and address	Nature of the case	Status of case					
	. Has any governmental unit otherwise not environmental law?	tified the debtor that the debtor may be lial	ble or potentially liable under or in v	iolation of an					
	No.Yes. Provide details below.								
	Site name and address	Governmental unit name and address	Environmental law, if known	Date of notice					
24.	. Has the debtor notified any governmenta	I unit of any release of hazardous material	?						
	■ No.□ Yes. Provide details below.								
	Site name and address	Governmental unit name and address	Environmental law, if known	Date of notice					
Pa	art 13: Details About the Debtor's Busine	ess or Connections to Any Business							
	Other businesses in which the debtor ha List any business for which the debtor was a Include this information even if already listed	an owner, partner, member, or otherwise a pe	rson in control within 6 years before fili	ng this case.					
	None								
I	Business name address	Describe the nature of the business	Employer Identification number						
			Dates business existed						
	 Books, records, and financial statements 26a. List all accountants and bookkeepers v ■ None 	; who maintained the debtor's books and record	ds within 2 years before filing this case.						
	Name and address			e of service n-To					
26b. List all firms or individuals who have audited, compiled, or reviewed debtor's books of account and records or prepared a financial statement within 2 years before filing this case.None									

26c. List all firms or individuals who were in possession of the debtor's books of account and records when this case is filed. Official Form 207

Case 18-12808 Doc 1 Filed 05/01/18 Entered 05/01/18 12:14:01 Desc Main Document Page 22 of 30 ase number (if known) Debtor **RMWM Partners LLC** None Name and address If any books of account and records are unavailable, explain why 26d. List all financial institutions, creditors, and other parties, including mercantile and trade agencies, to whom the debtor issued a financial statement within 2 years before filing this case. ■ None Name and address 27. Inventories Have any inventories of the debtor's property been taken within 2 years before filing this case? Nο Yes. Give the details about the two most recent inventories. Name of the person who supervised the taking of the Date of inventory The dollar amount and basis (cost, market, inventory or other basis) of each inventory 28. List the debtor's officers, directors, managing members, general partners, members in control, controlling shareholders, or other people in control of the debtor at the time of the filing of this case. Name Position and nature of any % of interest, if Address interest any **RMWM Investors LLC** Sole member 100 Name Address Position and nature of any % of interest, if interest anv **Gus Dahleh** Manager Owns 100 % of RMWM **Investors LLC** 29. Within 1 year before the filing of this case, did the debtor have officers, directors, managing members, general partners, members in control of the debtor, or shareholders in control of the debtor who no longer hold these positions? No Yes. Identify below. 30. Payments, distributions, or withdrawals credited or given to insiders Within 1 year before filing this case, did the debtor provide an insider with value in any form, including salary, other compensation, draws, bonuses, loans, credits on loans, stock redemptions, and options exercised?

Yes. Identify below.

Name of the parent corporation

Yes. Identify below.

Employer Identification number of the parent corporation

Dates

Amount of money or description and value of

property

31. Within 6 years before filing this case, has the debtor been a member of any consolidated group for tax purposes?

Name and address of recipient

Reason for providing the value

Debtor ase number (if known) **RMWM Partners LLC** 32. Within 6 years before filing this case, has the debtor as an employer been responsible for contributing to a pension fund? No Yes. Identify below. Name of the pension fund Employer Identification number of the parent corporation Part 14: Signature and Declaration WARNING -- Bankruptcy fraud is a serious crime. Making a false statement, concealing property, or obtaining money or property by fraud in connection with a bankruptcy case can result in fines up to \$500,000 or imprisonment for up to 20 years, or both. 18 U.S.C. §§ 152, 1341, 1519, and 3571. I have examined the information in this Statement of Financial Affairs and any attachments and have a reasonable belief that the information is true and correct. I declare under penalty of perjury that the foregoing is true and correct. Executed on May 1, 2018 /s/ Gus Dahleh **Gus Dahleh** Signature of individual signing on behalf of the debtor Printed name Position or relationship to debtor Manager Are additional pages to Statement of Financial Affairs for Non-Individuals Filing for Bankruptcy (Official Form 207) attached? ■ No

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☐ Yes

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B2030 (Form 2030) (12/15)

United States Bankruptcy CourtNorthern District of Illinois

In r	re RMWM Partners LLC		Case No.	
		Debtor(s)	Chapter	11
	DISCLOSURE OF COMP	PENSATION OF ATTORN	NEY FOR DE	EBTOR(S)
1.	Pursuant to 11 U .S.C. § 329(a) and Fed. Bankr. P. 20 compensation paid to me within one year before the 1 be rendered on behalf of the debtor(s) in contemplation	filing of the petition in bankruptcy, or	agreed to be paid	to me, for services rendered or to
	For legal services, I have agreed to accept		\$	10,000.00
	Prior to the filing of this statement I have receiv	ed	\$	10,000.00
	Balance Due		\$	0.00
2.	The source of the compensation paid to me was:			
	☐ Debtor ☐ Other (specify): Gus	s Dahleh		
3.	The source of compensation to be paid to me is:			
	■ Debtor □ Other (specify):			
4.	■ I have not agreed to share the above-disclosed co	ompensation with any other person un	less they are mem	bers and associates of my law firm.
	☐ I have agreed to share the above-disclosed composition of the agreement, together with a list of the			
5.	In return for the above-disclosed fee, I have agreed to	o render legal service for all aspects of	of the bankruptcy of	ease, including:
	 a. Analysis of the debtor's financial situation, and re b. Preparation and filing of any petition, schedules, so c. Representation of the debtor at the meeting of cre d. [Other provisions as needed] All services required by local Rule. To to file petitions for further fees. 	statement of affairs and plan which m ditors and confirmation hearing, and	ay be required; any adjourned hea	rings thereof;
6.	By agreement with the debtor(s), the above-disclosed Representation in any other court or		ervice:	
		CERTIFICATION		
this	I certify that the foregoing is a complete statement of bankruptcy proceeding.	any agreement or arrangement for pa	yment to me for r	epresentation of the debtor(s) in
	May 1, 2018	/s/ David P. Lloyd		
	Date	David P. Lloyd		
		Signature of Attorney David P. Lloyd, Ltd.		
		615B S. LaGrange F	₹d.	
		La Grange, IL 60525		
		708-937-1264 Fax: info@davidlloydlaw		
		Name of law firm		

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David P. Lloyd, Ltd.

615B S. LaGrange Rd., LaGrange IL 60525 (708) 937-1264 • Fax: (708) 937-1265

April 30, 2018

RMWM Partners LLC Attn: Gus Dahleh 5629 W. Cermak Rd. Cicero IL 60804

Dear Mr. Dahleh:

Thank you again for selecting David P. Lloyd, Ltd., to represent you. We have agreed to represent you in filing a Chapter 11 bankruptcy case.

We agree to perform legal services for you and charge you for such services based on the time necessary to complete the matters you have asked me to handle. For the handling of your Chapter 11 case, We will charge a fee of \$400/hour for the principal of the firm, and \$250/hour for associates. These hourly rates are subject to change, review and adjustment by the firm as a matter of firm policy. If the firm's hourly rates are increased, you will be billed at the increased rates. I may also charge you for expenses I incur in handling your case. Such charges may include, but may not be limited to, the following: (1) court filing fees; (2) the actual cost of photocopies and/or postage for volume mailings; (3) the actual cost of overnight, messenger, or other delivery services; (4) long distance telephone charges; and (5) the actual cost of court reporters and transcripts.

The services we will provide in connection with this matter will include the following: Preparation and filing of the bankruptcy petition and schedules; attendance at the meeting of creditors; preparation of a plan and disclosure statement and attendance at one or more confirmation hearings; advising you on the status of the case and your rights and responsibilities; negotiating with any secured creditor and its agents regarding cash collateral orders and ultimately a plan to pay the secured claim of the creditor; review and preparation of documents necessary to consummation of any agreement; and negotiations with other creditors as directed. This agreement does not include representation in courts other than the Bankruptcy Court, including any state court proceeding and the appeal of any matter. If other matters arise in your case that will require additional services, we will make every reasonable attempt to discuss them with you before we perform additional services that will involve additional fees or expenses. However, in emergency situations we may be forced to take additional actions to protect your rights without first conferring with you; in such a case we will notify you as soon as possible of the action I have taken and the charge, if any.

I have requested \$11,717.00 as an initial payment, including the filing fee of \$1,717.00 for the filing feee and the balance of \$10,000.00 toward our fees. The fee amount will be deposited in a general operating account and not a client trust account. The payment of the initial payment shall constitute a full, complete and immediate transfer of ownership of the funds to David P. Lloyd, Ltd., and I will apply the funds to the payment of the legal fees and expenses incurred based on the hourly rates and other charges set forth above. However, we agree to refund to you the portion of any retainer you have paid that has not been applied to the payment of legal fees or expenses at the time of the termination of our representation. Under the Bankruptcy Code and Rules, we may be

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required to obtain approval of our fees from the Bankruptcy Court. The reason that we will deposit the entire payment in my general account is that we anticipate the total fee to be at least as much as the initial payment, and we are not able to simply send you an invoice for any future fees.

This agreement is between David P. Lloyd, Ltd., and RMWM Partners LLC. By signing this agreement, you represent that you have full authority to bind RMWM Partners LLC. to this agreement.

You understand that we will not be able to provide adequate legal representation if you fail to fully cooperate with us, fail to provide me with complete and accurate information, or fail to fulfill your obligations. You further understand that your failure to provide information, cooperate or fulfill your obligations may result in my having to terminate my relationship with you.

Either party may terminate this agreement with or without cause at any time upon giving written notice to the other party (although the Rules of Professional Conduct may limit my ability to discontinue representing you). The termination of this agreement will not affect your obligation to pay for the legal services we have rendered. We agree, in the event this agreement is terminated, to return to you all files in our possession provided you have paid all outstanding legal fees and expenses.

Nothing in this agreement should be construed to mean that either the Law Firm or the individual attorneys responsible for your case are acting as financial advisors, appraisers, accountants or other financial or asset consultants. Professionals of these kinds may be necessary to the resolution of your financial difficulties, and it will be your responsibility to consult with and retain such professionals. Our services are limited to the rendering of advice on available remedies under the law.

This agreement contains our full and complete understanding with respect to the subject matter hereof. This agreement supersedes all prior representations and understandings, whether written or oral. If you agree to all the above terms, please date and sign this Agreement in the space below and return a copy, with payment of the retainer if not already paid. Keep a copy of this agreement for your file.

, 2018:

Accepted and agreed this <u>30</u> day of <u>April</u>
RMWM Partners LLC
By: Gus Dahleh
David P. Lloyd, Ltd.
By: Q.l

David P. Lloyd

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United States Bankruptcy Court Northern District of Illinois

In re	RMWM Partners LLC			Case No.	ase No.	
		Γ	Debtor(s)	Chapter	11	
Followi	LIST ng is the list of the Debtor's equity security hol	-	ECURITY HOLI ed in accordance with		for filing in this Chapter 11 Case	
Name	and last known address or place of ess of holder		Number of Secur		Kind of Interest	
-NONE	E-					
DECL	ARATION UNDER PENALTY OF	PERJURY ON	BEHALF OF C	CORPORATIO	ON OR PARTNERSHIP	
the for	I, the Manager of the corporation nar egoing List of Equity Security Holder					
Date	May 1, 2018	Signat	ure /s/ Gus Dahle	eh		

 $Penalty\ for\ making\ a\ false\ statement\ of\ concealing\ property: Fine\ of\ up\ to\ \$500,\!000\ or\ imprisonment\ for\ up\ to\ 5\ years\ or\ both.$

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United States Bankruptcy Court Northern District of Illinois

In re	RMWM Partners LLC		Case No.		
		Debtor(s)	Chapter 11		
	VERIFICATION OF CREDITOR MATRIX				
		Number of	Creditors:	3	
	The above-named Debtor(s) he (our) knowledge.	ereby verifies that the list of credi	tors is true and correct to the	best of my	
Date:	May 1, 2018	/s/ Gus Dahleh Gus Dahleh/Manager Signer/Title			

BrightSpot, LLC c/o Stahl, Cowen, Crowley, Addis 55 W. Monroe St., Suite 1200 Chicago, IL 60603

Timber Creek Mortgage Servicing, In c/o Chapman & Cutler LLP 111 W. Monroe St. Chicago, IL 60603

Wal-Mart PO Box 4956 Oakbrook, IL 60522 Case 18-12808 Doc 1 Filed 05/01/18 Entered 05/01/18 12:14:01 Desc Main Document Page 30 of 30

United States Bankruptcy Court Northern District of Illinois

in re	RIVIVVIVI Partners LLC		Case No.	
		Debtor(s)	Chapter	11
	CODDODATE	AWNEDCHID CTATEMENT (DH	E 7007 1)	
	CORFORATE	OWNERSHIP STATEMENT (RUI	LE /00/.1)	
	ant to Federal Rule of Bankruptcy Proce I, the undersigned counsel for RMWM	e e e e e e e e e e e e e e e e e e e		
(are) c	orporation(s), other than the debtor or a	governmental unit, that directly or in	directly ow	n(s) 10% or more of any
class o	of the corporation's(s') equity interests, or	or states that there are no entities to re	port under I	FRBP 7007.1:
■ Nor	ne [Check if applicable]			
1 (01	te teneer y approved			
May 1	, 2018	/s/ David P. Lloyd		
Date		David P. Lloyd		
		Signature of Attorney or Litigant		
		Counsel for RMWM Partners LLC		
		David P. Lloyd, Ltd.		
		615B S. LaGrange Rd.		
		La Grange, IL 60525		
		708-937-1264 Fax:708-937-1265		
		info@davidlloydlaw.com		